

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**June 18, 2015**



**RP15-02: Proposed Replat of Lots 1 through 10 and an abandoned public alley right-of-way in Block 38 of the Bryan Original Townsite, as well as portions of public street rights-of-way for East 28<sup>th</sup> Street, East 29<sup>th</sup> Street, and South Houston Avenue that have been requested to be abandoned**

**SIZE AND LOCATION:** 1.7332 acres of land at the northeast corner of South Texas Avenue and East 29<sup>th</sup> Street

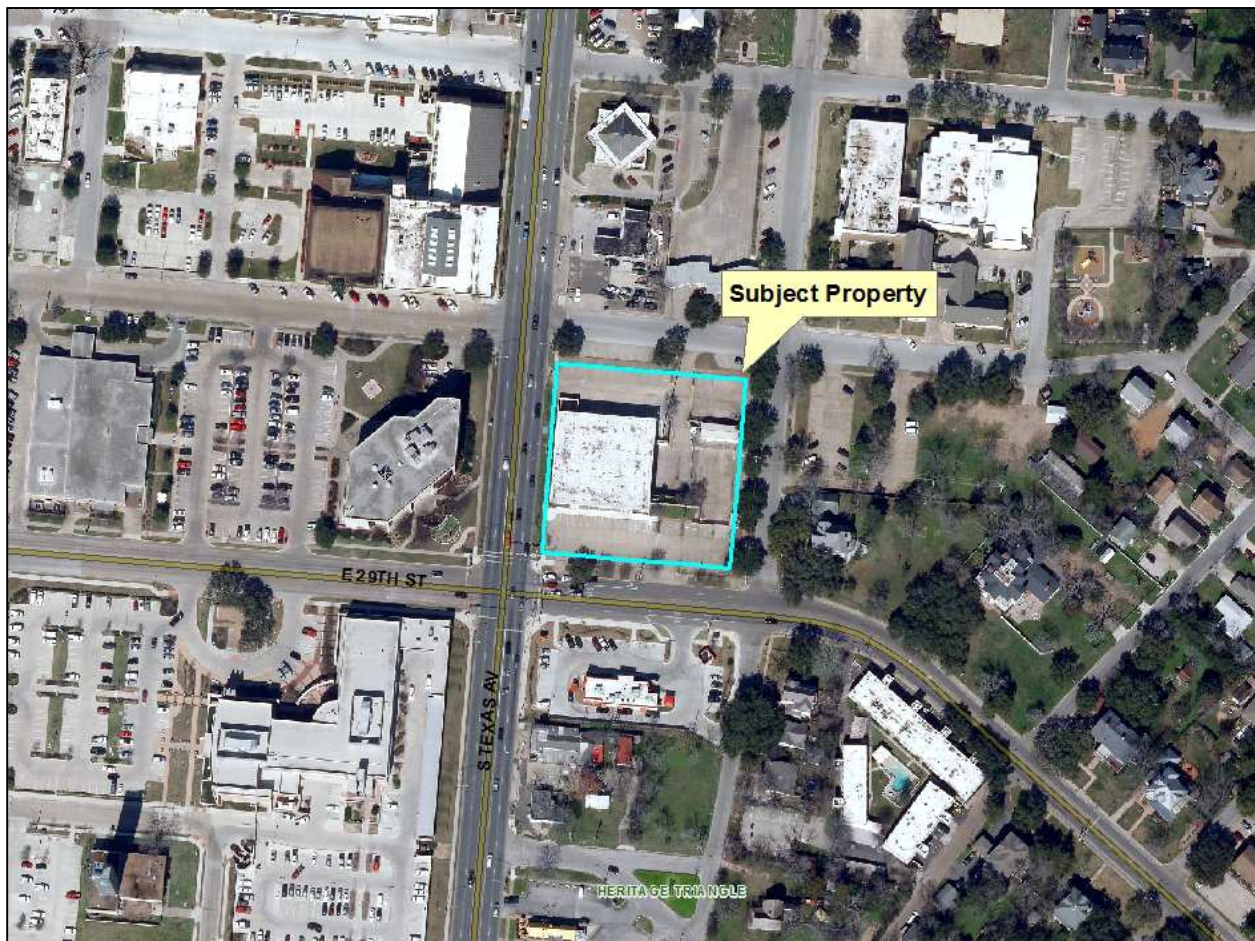
**EXISTING LAND USE:** office building

**ZONING:** Retail District (C-2)

**APPLICANT(S):** Wayne Carroll

**AGENT:** Christian A. Galindo

**STAFF CONTACT:** Randy Haynes, Senior Planner



## **BACKGROUND:**

The applicant/property owner, Wayne Carroll, is proposing to replat all 10 lots in Block 38 in the Bryan Original Townsite, as well as an abandoned alleyway that transects this city block be replatted into a single lot (proposed Lot 1R). The subject property has functionally existed as one lot since the development of the former bank building / police department headquarters in 1968.

In the mid-1960s when City National Bank assembled the real estate in Block 38 to build their new building, the Bryan City Council voted to abandon the public alley if City National paid to relocate the sewer line located there. The line was relocated but once complete, there is no record of a quit claim deed or other instrument conveying the property to the new owners. The proposed replat will also serve to memorialize that transaction.

As part of this requested replat, the applicant has requested abandonment of three tracts of public street rights-of-way along three sides of this property: a 3½ -foot wide strip of right-of-way for East 29<sup>th</sup> Street, a 38-foot wide portion of right-of-way for East 28<sup>th</sup> Street, and a 9-foot wide right-of-way for South Houston Avenue (case no. RA15-01). The right-of-way abandonment request is also scheduled for consideration by the Planning and Zoning Commission during its meeting on June 18, 2015. These approximately 13,000sf of unimproved public street land has been functionally integrated with the development on this City block for the past 47 years.

## **RECOMMENDATION:**

The Site Development Review Committee and staff recommend **approving** this proposed replat, **subject to the City Council's prior approval to abandon portions of public street rights-of-way** as it has been requested with Right-of-Way Abandonment case no. RA15-01. With City Council's approval of the requested right-o-way abandonment, the proposed replat will conform to all requirements of applicable codes and ordinances.